



78th Street/WSU Property Concept Plan

Online Survey

Summary Report

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For Clark County

Online Survey

Clark County invited citizens to complete the 78th Street/WSU Property Concept Plan survey, which began on April 17 and closed on May 8, 2009. A total of 321 people completed this survey.

Public input generated through the online survey was intended to gather popular themes and preferred uses to be considered by Clark County and ultimately integrated into a draft concept plan that will outline broad uses for the site.

Survey Format

Survey respondents were asked to review forty-one potential uses currently being considered for the 78th Street/WSU property, and rate their level of support for each. They used following guidelines to rate each idea:

- 1: Strongly opposed to this idea
- 2: Opposed to this idea
- 3: Neutral or unaffected by this idea
- 4: Supportive of this idea
- 5: Strongly supportive of this idea

The following potential uses were included in the online survey for review and response by the public:

Community use/recreation elements

1. Initiate a restaurant tied to local food production at the site.
2. Provide community meeting space through facilities onsite; either in the main historic building and/or the Clark County Food Bank/WSU Extension offices.
3. Develop a multi-modal path/trail that could include interpretive signage explaining the historic nature of the site as well as interpretive signing explaining the agricultural practices employed at the site.
4. Build a commercial kitchen/classroom as part of the Clark County Food Bank for community use.
5. Improve 68th Street to include street widening and sidewalks for safety and community access.
6. Build a viewpoint shelter for community use and to showcase the views of Mt. Adams, Mt. St. Helens and Mt. Hood.
7. Establish a working demonstration farm for community learning.
8. Provide space for a Clark County Sheriff's Office substation.
9. Explore the expansion of Hazel Dell Park.
10. Establish a small winery and/or winery events (local wine sales and tasting).
11. Provide a space for weddings, wedding receptions and other special events/community gatherings onsite.

12. Establish small, year-round businesses.
13. Increase transit service to the site/reduce parking at the site.
14. Build an earthen garden amphitheater.
15. Create natural playground areas.

Education elements

1. Teach commercial and personal farming through programs such as Clark College and WSU.
2. Create an education-based agricultural center for demonstrations and workshops.
3. Model/demonstrate growing personal gardens.
4. Provide outdoor community learning programs for local youth.
5. Enhance existing wetland areas for water quality restoration and riparian areas demonstrations.
6. Develop surface water/rain water demonstration projects.
7. Provide nutrition, food preservation and cooking classes.

Sustainable Farm, Food & Garden Elements

1. Establish a Food Cooperative (a community owned grocery store).
2. Establish a produce stand/storefront to sell local produce harvested from the site.
3. Establish a farmer's market for produce.
4. Include a start-up incubator/learning program for new farmers.
5. Consider leasing some land for commercial crop production.
6. Replace the Master Gardener greenhouses.
7. Develop community gardening plots.
8. Create hillside plantings consisting of berries, grapes, and other terraced farming.
9. Build a new Clark County Food Bank in partnership with programs to offer nutrition and gardening classes.
10. Relocate WSU Extension staff and programs from the CASEE Center on NE 149th Street to the 78th Street/WSU site.
11. Support animal/livestock uses.
12. Support agricultural research.
13. Grow food for school lunches.

Historic Preservation elements

1. Relocate the wooden silo from 119th Street and 72nd Avenue to the 78th Street/WSU site for historic preservation.
2. Restore the existing buildings for historic preservation purposes.
3. Preserve the cemetery.

Other

1. Develop a long-term advisory group.
2. Support wildlife conservation efforts and establish wildlife habitat areas.
3. Demonstrate green building techniques.

Summary Charts and Graphs

Explanation of graphs and charts

“Average Ratings for Potential Uses” Graph

This graph summarizes the *average ratings* that survey respondents gave to each of the 41 uses included on the survey.

Each survey respondent rated potential uses on a 1-5 scale; a “one” rating designates strong opposition, and “5” designates strong support for the use. All of the ratings for each use were added together and divided by the number of people that responded to the question in order to obtain the averages.

Some respondents did not provide an answer to every question, but of the 41 potential uses included in the survey, the response rate to each use was always 93% or higher.

Rating Distribution Charts

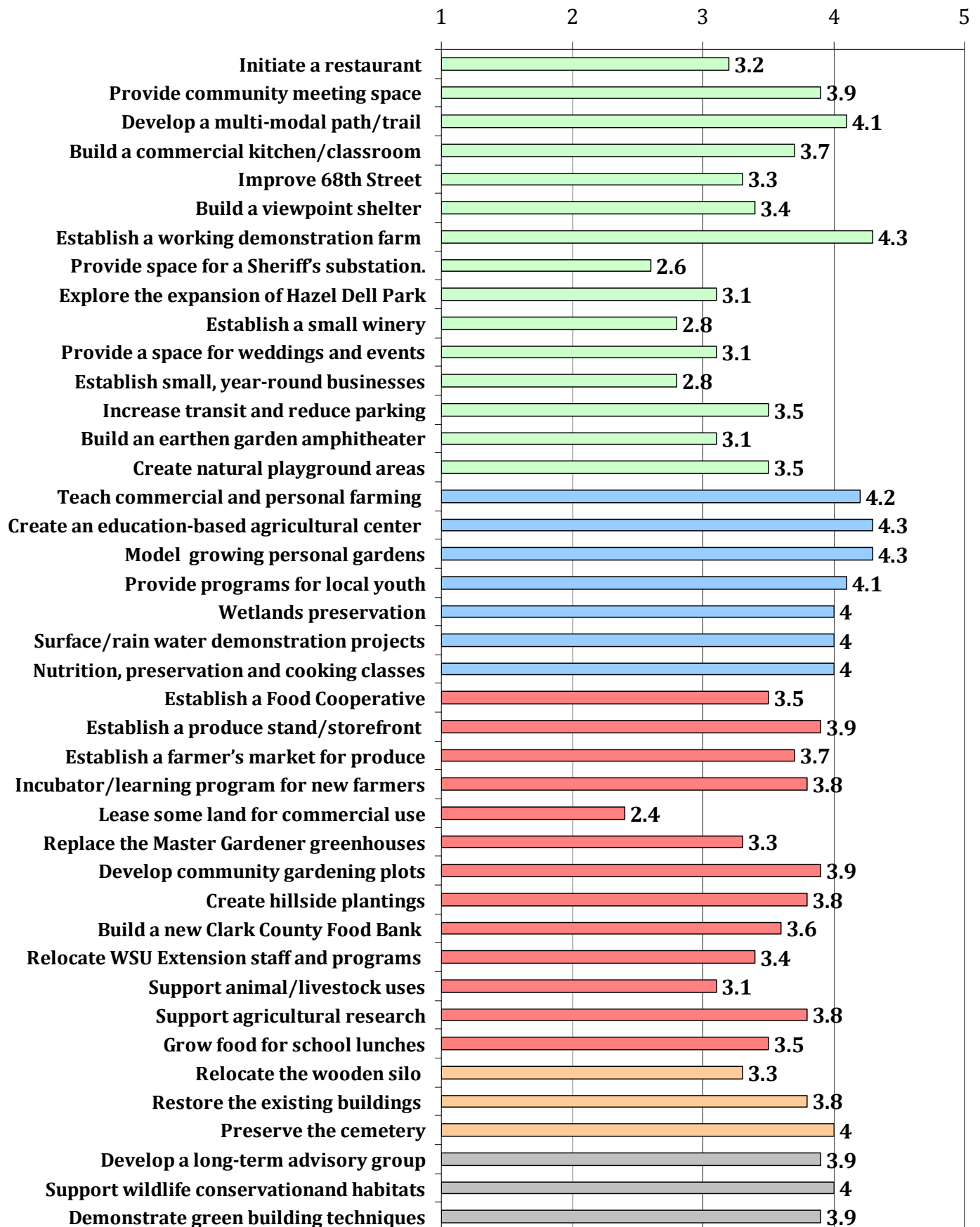
This document includes five rating distribution charts, each representing one of the five sets of uses:

1. Community use/recreation elements
2. Education elements
3. Sustainable Farm, Food & Garden Elements
4. Historic Preservation elements
5. Other elements

Each chart summarizes the distribution of ratings in the 1-5 rating scale. For each use, percentages are shown which represent the proportion of respondents that gave the indicated rating number to that use. For example, the “initiate a restaurant” use on the *Community use/recreation elements* chart indicates that 16% of respondents gave the use a “1” rating, 14% gave it a “2” rating, 25% gave it a “3” rating, and so on.

Average ratings are also shown as the last column on each of these charts.

Average Ratings for Potential Uses



Community use/recreation elements

Community use/ recreation elements		1	2	3	4	5	Average Rating
1	Initiate a restaurant	15%	15%	25%	21%	24%	3.2
2	Provide community meeting space	5%	8%	17%	30%	41%	3.9
3	Develop a multi-modal path/trail	3%	5%	15%	30%	47%	4.1
4	Build a commercial kitchen/classroom	9%	12%	18%	26%	35%	3.7
5	Improve 68th Street	10%	11%	37%	21%	21%	3.3
6	Viewpoint shelter	9%	13%	31%	24%	23%	3.4
7	Establish a working demonstration farm	3%	5%	10%	28%	55%	4.3
8	Provide space for a Sheriff's substation.	24%	21%	32%	17%	7%	2.6
9	Explore the expansion of Hazel Dell Park	15%	17%	28%	23%	18%	3.1
10	Establish a small winery	23%	19%	25%	18%	15%	2.8
11	Provide a space for weddings and events	15%	16%	26%	26%	17%	3.1
12	Establish small, year-round businesses	26%	20%	24%	14%	16%	2.8
13	Increase transit service to the site/reduce parking at the site	11%	12%	25%	26%	27%	3.5
14	Build an earthen garden amphitheater	15%	20%	25%	21%	19%	3.1
15	Create natural playground areas	10%	11%	28%	25%	26%	3.5

Education elements

Education elements		1	2	3	4	5	Average Rating
1	Teach commercial and personal farming	3%	5%	12%	27%	54%	4.2
2	Create an education-based agricultural center	4%	4%	12%	25%	56%	4.3
3	Model/demonstrate growing personal gardens	4%	3%	11%	25%	58%	4.3
4	Provide programs for local youth	2%	6%	17%	27%	49%	4.1
5	Enhance wetland areas for water quality restoration and riparian areas demonstrations	6%	6%	19%	21%	49%	4.0
6	Surface water/ rain water demonstration projects	5%	7%	22%	22%	45%	4.0
7	Nutrition, food preservation and cooking classes	5%	6%	15%	29%	45%	4.0

Sustainable Farm, Food & Garden Elements

Sustainable Farm, Food & Garden Elements		1	2	3	4	5	Average Rating
1	Establish a Food Cooperative	11%	13%	23%	21%	32%	3.5
2	Establish a produce stand/storefront	7%	7%	17%	29%	40%	3.9
3	Establish a farmer's market for produce	8%	9%	23%	23%	28%	3.7
4	Include a start-up incubator/learning program for new farmers	6%	7%	26%	26%	36%	3.8
5	Consider leasing some land for commercial crop production	33%	26%	22%	11%	9%	2.4
6	Replace the Master Gardener greenhouses	12%	12%	35%	17%	23%	3.3
7	Develop community gardening plots	5%	8%	18%	28%	41%	3.9
8	Create hillside plantings	6%	5%	24%	30%	35%	3.8
9	Build a new Clark County Food Bank	9%	12%	20%	24%	34%	3.6
10	Relocate WSU Extension staff and programs	12%	9%	34%	14%	31%	3.4
11	Support animal/livestock uses	17%	21%	22%	20%	20%	3.1
12	Support agricultural research	6%	8%	20%	28%	38%	3.8
13	Grow food for school lunches	8%	12%	31%	18%	32%	3.5

Historic Preservation Elements

Historic Preservation Elements		1	2	3	4	5	Average Rating
1	Relocate the wooden silo	9%	11%	37%	24%	18%	3.3
2	Restore the existing buildings	5%	7%	24%	30%	34%	3.8
3	Preserve the cemetery	2%	6%	24%	22%	45%	4.0

Other Elements

Other Elements		1	2	3	4	5	Average Rating
1	Develop a long-term advisory group	3%	4%	24%	31%	38%	3.9
2	Support wildlife conservation efforts and establish wildlife habitat areas	4%	9%	16%	23%	48%	4.0
3	Demonstrate green building techniques	6%	6%	21%	27%	39%	3.9

Participant Open-Ended Responses

Community use/recreation elements

1. Initiate a restaurant tied to local food production at the site

Sixty-one participants left comments about this use, and were split in their support for the restaurant. Only a few showed overt support; most were hesitant about one aspect or another. Those that did support it noted that the restaurant should only prepare locally grown, organic foods. Nine also indicated that the restaurant building should be constructed using green building techniques, four of these citing TAC building recommendations. They also emphasized that the restaurant should be a locally-run establishment, not commercial or a chain. A few suggested that it be run by local students or the homeless.

Many people were hesitant to support the restaurant use. Eight were concerned about its financial success, and noted that many restaurants in the area are already experiencing economic troubles. Seven also expressed that the restaurant use is not representative of the project's guiding principles, and should not be a priority. Three commented that the restaurant would be exclusive; they would like to see property uses that include the widest segment of the population possible.

2. Provide community meeting space through facilities onsite; either in the main historic building and/or the Clark County Food Bank/WSU Extension offices

Thirty-three participants left comments about this use, and were split in their support for the community meeting space. Five recommended that any new building use natural building techniques and five others noted that they would not support a new building to be constructed for this use, but might support renovation of an existing facility. Four responded that a new meeting space is unnecessary, as these are already available nearby.

About one fourth of respondents were very supportive of the idea, noting that community services such as this one are lacking in the area. One noted: "Few family support programs are available in the Hazel Dell area. Most services are located downtown Vancouver or in other areas. It would be awesome to support Hazel Dell kids and families by having a place where services such as parenting classes, support groups, youth programs, etc could meet."

Comments suggest that overall, participants would prefer to see existing facilities remodeled or reconditioned to be used as meeting space, rather than building new structures. A couple of respondents noted that the meeting space could house 4-H clubs, natural education programs, and WSU Extension programs.

3. Develop a multi-modal path/trail that could include interpretive signage explaining the historic nature of the site as well as interpretive signing explaining the agricultural practices employed at the site

Thirty-five participants left comments about this use, and were generally supportive. Almost a third noted that this use was valuable in its educational aspect, to teach visitors about the natural habitat and history of the site. One commented: “This is a worthy aspect of education and allows folks to enjoy this magnificent property.”

Those that showed concern about this use were mostly worried about paving and building techniques. Seven commented that they would prefer that the trails be unpaved or use a permeable building material, and one noted that it should not be very wide. On the other hand, one person suggested that the path have a 12’ wide minimum. Two had security concerns about people having easy access to green houses and gardens.

4. Build a commercial kitchen/classroom as part of the Clark County Food Bank for community use

Forty-five participants left comments about this use, and most were generally supportive. About one third of comments suggested that the facility be constructed using natural building techniques; six of these responded that it should follow TAC recommendations for building. Those in support of the use commended its possibility both as an educational tool and facility to help farming business have access to renting the space. They also emphasized that the kitchen focus on locally grown and organic foods.

Six participants left specific comments about tying in the kitchen with the Food Bank, and were split in their support; a few noted that they would not like this to be tied to the Food bank and should be separate from it, and a couple find this use as very complimentary to the Food bank idea. One suggested that the kitchen at the restaurant be used for this purpose.

Of those participants who did not support the use, one noted that this does not align with the project’s purpose.

5. Improve 68th Street to include street widening and sidewalks for safety and community access

Forty-five participants left comments about this use, and only a handful showed overt support for both the street widening and sidewalk widening. Approximately eleven were supportive of sidewalk improvements, and believe that pedestrian and cyclist safety should be prioritized, but did not support street widening.

Approximately one third of participants were not supportive, noting that this was not a significant use, and not in line with the agricultural aspects of the property. Some were also concerned about the cost of implementing this, and would prefer

money go towards agricultural uses. A few stated that, if this use were implemented, it should consider permeable paving or no pavement.

Six participants left generally supportive comments of both street and sidewalk widening; some noted that streets and sidewalks will need to be widened for safety and access.

6. Build a viewpoint shelter for community use and to showcase the views of Mt. Adams, Mt. St. Helens and Mt. Hood

Forty-four participants left comments about this use. While few outright opposed the viewpoint shelter, about one third of respondents indicated that this is not a high-priority use, or were hesitant about it. The most common feedback (almost half of responses) was that the built structure should use natural building principles, use cob, or otherwise be a low-impact facility.

A few respondents were very supportive of the idea, and saw it as a strong draw to the property, or having potential to rent out for small special events. Three people showed support for linking the viewpoint shelter with the walking trails.

7. Establish a working demonstration farm for community learning

Forty-two participants left comments about this use. It was very strongly supported, with almost no negative feedback; a few even noted that this was the best possible use of the property. Much of the positive comments were focused on the educational aspects of this use. Approximately eight respondents wrote that demonstration farm should be based around organic and permaculture principles. One responded: “focus on urban scale farming, permaculture and sustainable organic agriculture”.

Five participants suggested that youth and other organizations be included, such as 4H, FAA, Boy and Girl Scouts, WSU Extension, Master Gardeners, and local schools.

8. Provide space for a Clark County Sheriff’s Office substation

Forty-five participants left comments about this use, with only four people expressing a high level of support. These noted that the Sherriff’s Office substation would provide needed security.

About half of respondents noted that this was not a good use because it was incompatible with the guiding principles, and would take away from the agricultural use of the property. They suggested that, if necessary, such a facility be sited elsewhere. A few showed hesitant support, understanding that a security presence might be required. Eight noted that, if a substation were included, it should be part of an existing building, or any new facility should use natural building principles.

Eight replied that, if a police substation was built, it should incorporate natural building and sustainability principles.

9. Explore the expansion of Hazel Dell Park

Thirty-seven participants left comments about this use, with most expressing hesitant support or opposition to the idea. Ten replied that agriculture uses and food production should be valued over park use. One stated, “While I am very pro-park, I want to see this area flourish as an agricultural use area, not just another park for recreation.” Another seven were hesitant about the idea or had more questions about what this would entail.

About seven did support this use, some noting that Hazel Dell Park needs improvement from its current state. Two noted that the Park should be allowed to incorporate the 5 acres that were previously removed.

About three participants noted that Hazel Dell Park and the 78th Street property should be better integrated and connected by trails, one stating: “The 78th Street property and Hazel Dell Park should be treated as one large project featuring park elements and eco-farming and forestry demonstration. Visioning the properties together will result in a better connected and functioning overall project.”

10. Establish a small winery and/or winery events (local wine sales and tasting)

Forty-nine participants left comments about this use, with nearly half expressing opposition or otherwise expressing that this should not be a priority. These respondents noted that food production should be valued over alcohol production.

Eleven respondents noted that, if a winery is created, it should be kept small and organic; they would not like to see too much land devoted to this use. A few people were concerned that about safety issues and minority consumption of alcohol if a winery or winery events were established. A few were also concerned that such a use was not economically viable.

11. Provide a space for weddings, wedding receptions and other special events/community gatherings onsite

Forty-five participants left comments about this use, with most comments stating that this use should not be a top priority. Those who did not support this stated that this was not an educational use, and was more a commercial use, and thus not aligned with the project’s guiding principles. Some also noted that other places exist for this use, and that weddings are generally allowed in many parks. A few commented that this use might force the area to become a “picturesque park” rather than a working farm.

About one-third of respondents noted that, if the use is implemented, it should be done in open space without the building of a large-scale structure. A couple suggested that this use be incorporated with the community gathering space idea. Five respondents thought that this would be a good idea to bring some income into the property.

12. Establish small, year-round businesses

Fifty-five participants left comments about this use. Only a couple of respondents had overtly positive feedback. About half noted that they would only support this use if it included agriculture or organic-food related purposes only, one stating, “the businesses need to be related to farming, food, how to live naturally and healthy.” Several wanted more information on what sorts of businesses this implied.

About fifteen respondents stated that they do not support this use, because it does not support the guiding principles, or because there are already several unsuccessful businesses in the area, and this would only contribute to the problem.

One suggested that businesses be allowed only on limited start-up leases, such as a 3-year incubation lease.

13. Increase transit service to the site/reduce parking at the site

Forty-one participants left comments about this use. About one-third expressed support for both increased transit and parking reduction because this would allow for more land for agricultural use and reduce pollution.

Another ten supported increased transit service, but thought that parking should not be reduced. They reasoned that many people would not be using transit to access the site, and that parking limitations were already a problem.

Three commented that enough transit already is available in the area. Four respondents did not support either increased transit or less parking because they did not think that transit would be used, and thus this action would limit access.

14. Build an earthen garden amphitheater

Forty-seven participants left comments about this use, with most expressing hesitant support or not supporting the amphitheater. About seven respondents did not support the amphitheater because it does not follow the guiding principles, and could be better located in a different location; six others noted that an amphitheater exists nearby, and is already struggling financially.

Eight respondents emphasized that any built structure should use only natural building techniques, one encouraging the use of cob or earth for construction.

About nine showed general support for the amphitheater, noting that it would be a great place for summer concerts or educational events, one stating, “Having an amphitheatre would be great for large scale events whether educational, musical or other.” Nine people commented that they would need more information about the structure’s size and use before making a decision.

15. Create natural playground areas

Forty-one participants left comments about this use, with most expressing hesitant support. Over half of respondents noted that, if a playground was built, it should be natural and small. Some of these people also noted that the farmlands, trees, rocks and natural features of the park itself would provide enough play elements for kids without a built playground.

About ten respondents did not support the playground because it would take land away from agricultural uses, and because the surrounding area already has many playgrounds. Seven did support the natural playground idea, with two noting that it would be a good way to entertain kids while adults work in gardens.

Education elements

1. Teach commercial and personal farming through programs such as Clark College and WSU

Twenty-five participants left comments about this use, most being very positive; only one respondent was hesitant to the idea. Five respondents were very supportive, some of these noting that this was the best possible use of the property.

About half of respondents noted that programs should include organic and natural farming techniques including permaculture. One suggested, “in addition to the small-acreage classes, add a class about backyard gardening.”

2. Create an education-based agricultural center for demonstrations and workshops

Twenty-three participants left comments about this use, with nearly all demonstrating support, as long as these demonstrations and workshop center on organic farming and permaculture practices. At least three noted that this was the most important use for the property.

About eight respondents indicated that this center should be built using natural building techniques or TAC recommendations for building, with a few recommending that no new buildings be constructed for this. One asked, “Can this be done with the space and buildings on the property?”

3. Model/demonstrate growing personal gardens

Twenty participants left comments about this use, with nearly all being supportive. At least half of comments showed extreme support, one stating, “this will provide the greatest good to the community for Hazel Dell.” A few respondents emphasized that organic and permaculture techniques be implemented.

Three respondents suggested that garden plots be rented to community members for their personal use, similar to Portland’s example.

4. Provide outdoor community learning programs for local youth

Twenty-three participants left comments about this use, most being generally supportive. About half were very enthusiastic, one noting, “Yes, gardening and helping children/youth feel more connected to land & their food source and wild nature.” Another six respondents replied that they would only support programs that were agriculture and garden related.

5. Enhance existing wetland areas for water quality restoration and riparian areas demonstrations

Twenty-five participants left comments about this use, with almost all being supportive, and over half being extremely supportive. One commented, “These demonstrations could be models for land owners with wetlands to use to develop earth friendly uses for their wetland areas.”

Four respondents noted that programs should be educational in nature; another three emphasized that this program should leave land natural and wild, and not “groom” the land. Three people did not support the idea.

6. Develop surface water/rain water demonstration projects

Eighteen participants left comments about this use, with most being supportive. One noted that this is a “really good idea for summer drought time, to show how much water can be gathered through the year and wisely used in dry times.” Three saw this as a good educational use of the property. Three people did not see this as a priority use for the site, as examples exist elsewhere.

Some suggestions for projects included water catchment, gray water systems, green roofs, rain gardens, and consulting Brad Lancaster’s work.

7. Provide nutrition, food preservation and cooking classes

Twenty-five participants left comments about this use, mostly supportive. Nine were extremely supportive, especially noting that this use ties in with the educational value of the site. Four suggested that this be linked to the community kitchen and WSU Extension program. Two noted that prices for classes should be kept low so that all community members could participate. Three people did not see this as a priority.

Some had suggestions for other classes, including yeast collecting, yogurts, cheeses, lacto-fermentation, raw foods, vegetable growing, garden maintenance, and comparisons to historical farms.

Sustainable Farm, Food & Garden Elements

1. Establish a Food Cooperative (a community owned grocery store)

Thirty-nine participants left comments about this use, most being unsupportive or hesitant to support of a food-cooperative. Nearly half of respondents do not support the use, noting that it would be better suited off-site. One suggested instead siting a cooperative at the Totem pole plaza or empty car dealership. Some of those opposed to the use also noted that it would likely not be economically viable; one pointed to the downtown Vancouver Farmers Market failed storefront idea.

Less than one third of respondents showed support for the idea. These people noted that it would be a good idea to sell organic produce from the site, one highlighting that Portland food cooperatives have been successful. One suggested CSA (community supported agriculture) and another, the Vancouver Food Coop.

Five people noted that any new buildings should be constructed using TAC recommendations or natural building techniques. A couple were concerned about the economic viability of a food cooperative.

2. Establish a produce stand/storefront to sell local produce harvested from the site

Thirty-nine participants left comments about this use, most showing support or hesitant support, and a few not supporting the use. About one quarter of respondents wholly support the produce stand concept, noting that it “completes the circle of education about agriculture”. These respondents emphasized that produce sold should be organic. One suggested that regional good such as wines and jams also be sold, and another that flowers could be sold.

Six people commented that they do not support the idea; some noted that food should be donated to the food bank or on-site services rather than sold, and some commented that other such businesses already exist. Two people also commented that no new buildings should be constructed for this use. Four people were hesitant about the idea, noting that profits would need to be put back into the site and that the produce stand should not be a large-scale project.

A few suggested that any construction follow TAC recommendations for building. A few also recommended that the produce stand sell food seasonally. One suggested that the County “analyze the impact on the county farmers markets and perhaps try to incorporate the two.”

3. Establish a farmers’ market for produce

Forty-two participants left comments about this use. Nearly half of respondents were unsupportive of the idea because a Farmers’ market already exists downtown, and another market is unnecessary or would create competition. They noted that the Vancouver market is already struggling to attract farmers to sell their produce,

one stating, “We have too many farmers’ markets already, and not enough farmers! Why not work with existing farm markets rather than establishing another one?”

A few people were supportive of the farmers’ market only if it sold food produced from the 78th Street/WSU property, and was limited to produce only. Two people, on the other hand, recommended that it sell more than just produce, and include crafts.

Three people were concerned about the additional traffic that this would bring to the site, and increases in parking. One suggested, “Connect this with the community grocery store to cut down on car traffic and parking issues.” Two noted that they would only support a market with 68th Street access, not on 68th Street.

4. Include a start-up incubator/learning program for new farmers

Twenty-two participants left comments about this use, with most being supportive. Those in support noted that this is a needed service, and two stated that it was the most important use for the property.

About a third of participants recommended that if this program were to be implemented, it should have limits, such as a 3-year lease limit, constraints on the amount of acreage used, and zoning regulations. One suggested, “If the incubator concept involves letting new farmers use the land, then all food needs to go to food bank.”

Three people did not support the idea because there are other ways of obtaining this education, and the property should not be tied to helping farmers start a new business.

5. Consider leasing some land for commercial crop production

Forty-four participants left comments about this use, most indicating that they wholly do not support the idea, or only support it with certain stipulations. About ten people commented that they absolutely do not support considering land for commercial crop production.

About one third noted that they would only support this use if it mandated that commercial production be organic and implement sustainable farming methods, including permaculture techniques. Two noted that monocropping should not be allowed. A few responded were concerned about how much land this would consume, and noted that they would only support this on a small scale, with limits on how big each lot could be.

Four respondents recognized that this would be a good way to support the site financially.

6. Replace the Master Gardener greenhouses

Fifty participants left comments about this use. About twenty indicated that they support replacing greenhouses if this is necessary because they are outdated; some of these respondents suggested that the greenhouses be replaced with updated, state-of-the art, more efficient greenhouses, but they would not support removing them entirely.

About a third of participants did not know that the greenhouses need to be replaced at all. A few commented that the Master Gardener program and greenhouses are a great educational tool and vital aspect of the property.

7. Develop community gardening plots

Twenty-nine participants left comments about this use, mostly positive or hesitantly supportive. About a third of respondents were quite enthusiastic about this idea, and noted that gardening plots are scarce in the area.

About half of respondents were supportive, but hesitant. Two noted that they would support organic-only gardening plots, three were concerned about the space this would take up on the property, and three were concerned about security issues that could arise, and management of the plots.

Four people suggested finding a different site off-property for the gardening plots, and three recommended limiting plot size.

8. Create hillside plantings consisting of berries, grapes, and other terraced farming.

Twenty-six participants left comments about this use, with some in support and offering suggestions, and others more skeptical or not seeing this as a priority. About a quarter of people wanted more information about what hillside planting actually entails. Five were very supportive, especially of the food production and educational aspects of this use, and another quarter did not see this as a priority. Two noted that this should only include organic farming, and one that it should be community-owned. Six people did not think this was a priority, and not a unique growing opportunity.

Six people had suggestions for this use, including:

- Sepp Holzer's work in Austria as a model
- Demonstration use or making a documentary of installation for classes

9. Build a new Clark County Food Bank in partnership with programs to offer nutrition and gardening classes

Thirty-eight participants left comments about this use, with mostly hesitant support. Almost a third noted that, if the food bank is built, new construction should follow sustainable building principles; five cited TAC recommendations for natural building, and three recommended LEED standards. Three would not support the

construction of any new building. Seven thought that the food bank would be better located elsewhere, as there are many vacant properties in town. One wondered whether this was a good location, and convenient for poor people who would likely be accessing it.

About six people were very supportive of the idea and saw it as a high priority. Two noted that the food bank should be integrated into other uses on the property, one stating, "I hope the vision is more than just a food bank. We need a family resource center to provide support to ALL families. We need a center with quality programs (drop in child care, early childhood opportunities, etc) that attract stable families as well as provide stability to at risk families."

10. Relocate WSU Extension staff and programs from the CASEE Center on NE 149th Street to the 78th Street/WSU site

Thirty-five participants left comments about this use, and were split between those supporting the relocation and those supporting the programs to remain at the CASEE Center. About a third of respondents were very supportive, noting that the 78th Street site would be a more central location. Another quarter, however, see the CASEE center as more central to the agricultural activity in the Battle Ground/Brush Prairie area, and that it should remain there. Six people would like more information to have an opinion one way or the other. Some were concerned that the new location at the 78th Street/WSU site would not have as many classroom facilities as the CASEE center.

11. Support animal/livestock uses

Forty-seven participants left comments about this use, most showing very hesitant support or only supporting limited animal uses. Twelve were concerned about the amount of land needed to raise livestock; many of these respondents would support only small-scale animal husbandry such as chickens or small poultry.

Eleven respondents left comments related to the responsible raising of animals; they would only support this use if it included humanitarian methods to raise animals, and permaculture principles to ensure that they remain beneficial to the land and are in synergy with garden uses.

Only a few respondents were very supportive of this use, and a few also stated that it would be a good educational purpose if used for animal raising demonstrations. Five stated that this is not a priority use. Another five also would like more information about this idea, or did not understand its purpose.

12. Support agricultural research

Twenty-two participants left comments about this use, a full half noting that they would only support organic, non-GMO (genetically modified organism) agricultural research. One noted the importance of agricultural ecology as an evolving science which requires lots of research.

Three support limited research in concert with the Extension program. One stated, “Don't need a mini-research station here.” Two support research as a source of funding for the site.

13. Grow food for school lunches

Forty-one participants left comments about this use, with about a quarter being very supportive. Those in support encourage bringing fresh foods to school and promoting awareness of sustainable agriculture. Six others noted that they would only support organic food production for school lunches, and two suggested that this only be done in conjunction with students growing the food themselves.

About seven people noted that the focus should be on *teaching* people to grow food, not producing food for others. Some of these suggested it would be better to bring students to the site, teach them about gardening, and have them build gardens at their own schools.

A few people were concerned that this would take up too much land, and a couple also noted that other programs already grow food for school lunches. Several people wanted more information, or were unclear about how this would actually work.

Historic Preservation elements

1. Relocate the wooden silo from 119th Street and 72nd Avenue to the 78th Street/WSU site for historic preservation

Thirty-eight participants left comments about this use. Thirteen people were concerned about the cost of relocation; of these, a few were supportive, but most simply stated that it is not worth the expense. Eleven questioned why it needs to be relocated, or just don't know enough about the silo. Nine people were supportive of the idea, noting that historical preservation should be a priority.

2. Restore the existing buildings for historic preservation purposes

Thirty-two participants left comments about this use. Twelve were very supportive, one noting that this use should be a top priority in the project. Ten respondents were worried about the cost of restoration, and questioned whether it was worth preserving historic aspects. One also noted that only the main building should be preserved, as the remaining buildings are not historical. Six were in favor of restoration if it were sustainable, if the buildings are in fact capable of being renovated, and if it would not require new construction.

One person noted that obtaining permitting with the State Historic Preservation Office (SHPO) and the federal government could be an issue.

3. Preserve the cemetery

Thirty-four participants left comments about this use, most showing strong support. Almost two-thirds replied that this use is very important, and should be prioritized both for its historical significance and out of respect.

The minority of respondents noted that they did not know a cemetery existed in the area. Two suggested relocating it. Two noted that graves could have new markers, and one suggested selling memorials.

Other Uses

1. Develop a long-term advisory group

Twenty-eight participants left comments about this use. Eleven were very supportive, noting that this would be a positive way to implement long-term collaborative thinking and ensure financial viability of the site. Six noted that the group should be volunteer based, diverse, and inclusive of all sectors, including young farmers. One noted it should also incorporate non-agricultural interests. Only a couple of people were overtly opposed to the idea, one noting that it would be too bureaucratic, and another suggested that the public comment process be used instead.

Some respondents had ideas for the advisory group, including that the group should include locals only, that an existing group could take over this role, or that it be modeled after the Columbia Springs model.

2. Support wildlife conservation efforts and establish wildlife habitat areas

Twenty-nine participants left comments about this use. Nine supported the idea, noting that urban development currently is limiting wildlife, so this sort of conservation effort is welcome. One recommended that Naturally Beautiful Backyards be involved.

Eleven participants believed that this should not be the focus of the site. They commented that other agricultural uses, educational uses, community access, and historical preservation should be the main focus.

Six noted that other agricultural uses, if implemented correctly using wetlands protection, permaculture, terraced food forest, and other measures would automatically create a wildlife habitat without having to go through extra steps.

3. Demonstrate green building techniques

Thirty-eight participants left comments about this use, with nearly two-thirds being supportive. Ten people left generally supportive comments, and another ten noted

that green building techniques should be *utilized*, not only demonstrated, on existing buildings.

Five did not support this use because it is not aligned with the guiding principles. Another six noted that they support the use, but not over the other goals; agricultural use and historic preservation should be prioritized over green building demonstrations.

New Ideas and Other Comments

The following is a list of some of the new ideas and comments generated on the survey. 106 people left responses here. The vast majority were in support of primarily organic agricultural purposes, agricultural education, and low impact buildings. All comments are available in the appendix.

- General support and thanks for being able to provide input (15 comments)
- Maintain agriculture and food production focus (10 comments)
- Implement organic-only and permaculture principles (9 comments)
- Focus on TAC Report recommendations (3 comments)
- Focus on only a few aspects instead of trying to implement so many potential uses. One commented: “Keep it simple, set realistic attainable short-term goals and reassess plan often as public gets involved and new energy comes forth” (5 comments)
- Maintain a community focus. One stated: “Care should be taken that full community participation is encouraged, not only in activities and programs offered, but in creating the space and environment, including being a part of the decisions.” (4 comments)
- Focus on recreation, parks, and walking trails that serve the nearby community (2 comments)
- Project should include more commercial uses, such as retail centers, business development, etc. One commented: “The value of the land and buildings would generate tax revenues in the hundreds of thousands of dollars. Less valuable land could be purchased for the uses described above.” (6 comments)
- Limit commercial uses. One stated: “Provide maximum public use and limit commercial use except where directly linked to long term financial sustainability.” (8 comments)
- Financial and budget concerns (3 comments)
- The project is too agriculture focused. One commented: “The scope of ideas is much too narrow and overly focused on agriculture. Think big and focus on a wide variety of uses that will serve the entire community and are well-suited to the area.” (4 comments)

- Keep the site as green as possible, with minimal new construction. One commented: “Add minimal buildings, and keep it natural and beautiful.” (7 comments)
- Focus on Master Gardeners Program as main priority (2 comments)
- 13 other comments about the project, not necessarily new ideas for consideration
- New ideas generated (23 comments):
 - Farmers Roundtables: Invite innovative, organic farmers to speak
 - Raise bees organically, partner with Xerces.org
 - Partner with local cultural groups, multi-family housing, and senior centers
 - Picnic areas
 - Community build-a-bike center
 - Use AmeriCorps volunteers
 - Use federally funded grants, especially for research funding
 - Partner with Naturally Beautiful Backyards about organic farming
 - House the Master Composter program here
 - Mountain bike trails
 - Work with Schurman's Iron Ranch for historic agriculture equipment
 - Utilize low-risk County offenders to do site maintenance work
 - Teach community about solar heating/power
 - Clark County Science Museum
 - Include a generational variety on any advisory panels
 - Drop in child care center, such as Early Head start/Head Start pre-school
 - Create an agricultural "library room"
 - Sell the eggs at the vegetable stand from on-site chickens
 - Provide rent space for private start-up agriculture based businesses
 - Sell property to Fred Meyer for a new store
 - Walking path with exercise stations
 - Provide migratory wild fowl area, with observation areas
 - Have a dairy or creamery to sell milk for financial support